This instrument was prepared by:
JAY B. JACKSON
Attorney at Law
100 Town Center Parkway, Second Floor
P.O. Box 1797
Spring Hill, Tennessee 37174-1797

Instr:200008290085341 Page: 1 OF 2
REC'D FOR REC 08/29/2000 1:34:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $99.53

Address of New Owner:

Ignacio Saldivar
8260 River Road Pike
Nashville, TN 37209

Send Tax Bills to:

New Owner

66
58

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **A. C. FERRELL and wife, MINNIE V. FERRELL,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **IGNACIO SALDIVAR,** hereinafter called the Grantee, his heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Located in the EIGTH (8th) civil District of Davidson County, Tennessee, on the south side of the old River Road and more particularly described as follows:
>
> Beginning at a point in the center of the old River Road bed, the northeast corner of Horton Sadler's lot, corner fence post in line on south margin of road, thence with old River Road, South 73 degrees E 350.00 feet to a point in said road; thence leaving old River Road over a stake in line on south margin of said road, South 13 degrees W 374.00 feet to a stake, with an elm and hickory pointers; thence North 73 degrees W 350.00 feet to a stake in fence and Horton Sadler's east line; thence with said line, North 13 degrees E 374.00 feet to the point of beginning, containing 3 acres, more or less.
>
> Being the same property conveyed to grantors by deed of record in deed book 8402, page 918 and filed of record in the Registers Office for Davidson County, Tennessee.
>
> The property is encumbered as follows:
>
> (a) The property is encumbered by the 2000 property taxes, which are a lien, but not yet due, and payable.
>
> (b) This conveyance is also subject to any and all other liens, encumbrances, easements and all other matters of record that are recorded in the Davidson County, Tennessee, but not specifically mentioned in this deed.
>
> (c) Easement for old River road which lies on and across the property.
>
> (d) Change of flow of any creeks, streams, or branches located on said property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 11 day of August, 2000.

A. C. Ferrell
A. C. FERRELL

Minnie V. Ferrell
MINNIE V. FERRELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jay B Jackson, the undersigned Notary Public in and for said County and State, the within named grantors with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 11th day of August, 2000.

Jay B Jackson
Notary Public

My commission expires: 11-22-03

The actual consideration or value, whichever is greater, for this transfer is $26,900.00.

Sworn to and Subscribed before me,
This 11 day of August, 2000.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Jay B Jackson
Notary Public

My commission expires: 11-22-03.